

DRC
SITE PLAN REVIEW AND COMMENT
REPORT

Division: Fire

Member: Albert Weber
828-5875

Project Name: Sunrise Marathon

Case #: 40-R-02

Date: 4-23-02

Comments:

No Comments.

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Division: Info. Systems

Member: Mark Pallans (GRG)
828-5790

Project Name: Floval Oil Co./Sunrise Marathon

Case #: 40-R-02

Date: April 23, 2002

Comments:

No apparent interference will result from this plan at this time.

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SITE PLAN REVIEW AND COMMENT
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Division: Landscape

Member: Dave Gennaro
828-5200

Project Name: Floval Oil Co./Sunrise Marathon

Case #: 40-R-02

Date: 4/23/02

Comments:

1. There are a number of existing trees and palms on site. Provide their names and sizes, as well as their disposition (to remain, be relocated or be removed).
2. Indicate requirements for irrigation.
3. Continuous planting (as per Code requirements) is required on the street side of the wall along 10th Place. This should include street trees in the swale area.
4. Minimum buffer where a vehicular use area adjoins an abutting property is 2.5'.
5. To count for min. Code palms must have 8' of wood ht. It is doubtful that 16' o.a. Royals would meet this requirement.
6. Make sure the sizes of all proposed trees are shown.
7. Indicate any utilities that would affect proposed planting (such as overhead powerlines) on the Landscape Plan.
8. Tree mix requirements not met. Provide standard calculation list (available upon request) to verify that all Code requirements are met.

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Division: Planning

Member: Angela Csinsi
828-5984

Project Name: Floval Oil Co./Sunrise Marathon

Case #: 40-R-02

Date: April 23, 2002

Comments:

Request: Site Plan Level II Review: Renovation to existing gas station and addition of convenience store

1. By changing the existing site by more than 50%, the non-conforming status of the hand car wash bays is terminated. This use is not permitted in B-1 zoning districts.
2. According to ULDR Sec. 47-20.17, automotive service stations require two Vehicular Reservoir Spaces (VRS) per pump island. Show the outline of these VRSs on the site plan with the dimensions of 20' x 10'.
3. Relocate loading zone. The existing location blocks required parking.
4. Discuss stacking distance requirement from Sunrise Blvd. with engineering representative. Forty-four feet stacking distance is required.
5. Show location of all existing and/or proposed lighting on the site plan. Lighting must be shielded from residential in accordance with ULDR Sec. 47-25.3.A.3, Neighborhood compatibility requirements.
6. The parking requirement for a convenience store is 1 space per 100 s.f. of gross floor area. Discuss number of spaces required with zoning representative. It appears that this site plan does not provide enough spaces. A parking reduction application may be required.
7. Close the ingress/egress onto NW 10th Place. The City discourages entrances of commercial uses into residential areas.
8. The existing pole sign is non-conforming. The maximum height of pole signs on Sunrise Blvd. is 14 feet.
9. Provide additional architectural detail on the north elevation in accordance with ULDR Sec. 47-25.3.A.3.b.

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10. Provide a copy of the most current recorded plat and amendments, for the proposed site.
11. Additional comments may be provided at DRC meeting.

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Division: Police Member: Detective Nate Jackson
Office-954-828-6422
Pager-954-877-7875

Project Name: Floval Oil Co./Sunrise Marathon Case #: 40-R-02

Date: April 23, 2002

Comments:

Recommend that there is a clear an unobstructed view to the interior of the convenience store from Sunrise Blvd., including the cash register.

Recommend CCTV that includes recorded cover of store parking lot and gas island.

There should be an unobstructed view from the store to the parking lot, bay wash, gas island and auto car/wash.

What will be the height of the new iron picket fence? Recommend that the fence is a minimum of 7 ft. in height.

Recommend driveway gate at 10th Place and gate be secured at night.

Strongly encourage that the pay phone be removed.

Suggest that the auto/carwash is not attached to the store. Suggest that there is visual from all angles in the store.

If unable to secure 10th Place with a driveway gate, recommend additional lighting where visibility is high but doesn't interfere with neighbors or vehicular traffic.

Response to these comments is to be in a narrative format, on letterhead and signed.

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SITE PLAN REVIEW AND COMMENT
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Division: Zoning

Member: Terry Burgess
828-5913

Project Name: Floval Oil Co./Sunrise Marathon

Case #: 40-R-02

Date: 4/23/02

Comments:

1. A type II loading zone is required in accordance with section 47-20.2 for a convenience store. Clearly delineate loading zone on site plan.
2. Parking calculations as indicated are incorrect. Convenience store having less than 2000 sf of gross floor area is at a rate of 1/100 sf of gross floor area, plus one (1) space per fuel island, plus 1/1000 sf gfa or covered wash area, plus 1/250 sf of office area in accordance with section 47-20.2 Table of parking and loading requirements.
3. All non-conforming signs shall come into compliance or removed from the site in accordance with section 47-22.10 prior to the issuance of a sign permit. Special requirements for service stations the price sign shall not exceed fifteen (15) square feet maximum per side in accordance with section 47-22.6.L. Free standing pole sign shall not exceed fourteen (14) feet in height in accordance with section 47-22.3.E.1.
4. Two vehicle reservoir spaces (VRS) are required per pump island. Delineate the (10'x20') VRS on the sight plan in accordance with section 47-20.17.
5. Discuss closure of the ingress/egress onto N.W. 10th Place with Planning representative.
6. Provide a photometric lighting plan in accordance with section 47-20.14 prior to final DRC review.
7. Discuss stacking distance requirement from Sunrise Blvd. to first parking space.
8. Additional comments may be forthcoming at DRC meeting.